City Council Atlanta, Georgia 01-₀ -1674

AN ORDINANCE BY: ZONING COMMITTEE Z-01-70 9-11-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at 1721 DeKalb Avenue, N.E. be changed from the I-2 (Heavy Industrial) and I-1 (Light Industrial) District to the I-1 (Light Industrial) and C-2 (Commercial Service) District, as shown on the attached legal description.

ALL THAT TRACT or parcel of land lying and being in Land Lot 210 of the 15th District of **Dekalb** County, Georgia, being more particularly described the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

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Exhibit "A"

LEGAL DESCRIPTION OF PROPERTY

RECEIVED SEP 1 1 200 BUREAU OF PLANNING

All these tracts or parcels of land bring and being in Land Let 210 of the Details County, Georgia and being more performely described as felly

TRACT I - Acizona Avene- I-2+ I-1 to C-Z

To reach the solid of healthies: commence at an Iroh pin found at the i formed by the seat-line of Land Lot 210 (said line being the line commun to-Land Late 210 & 211) and the southerty rive of Rogers, Street (BD' ofer) and proceed degree South 81:55'00" Each glong the seat line of Land Lot 210 a distance of 400.07 feet to a point, proceed there there 88°41'49' West, and departing the east time of Land Let 210, a dis proceed thence South 42"47"47" West a distance of 67.00 feet to a pr \$5-12-46" West a distance of \$13:00 feet to a point on the ear My); proceed thence Herth 57*25'57" West a distance of 71.88 to th an Artena Avania and the solel at he that earning thence South 61°40°50" East of retablished earning thoron Bouth 01°90°30° East stong the wested Stancis of 134.30 feet in a point; thosen leading said she and surgis letteron of 150.00° that to a point; sureling thereon, South Distriction leat to a paint; numing thence South 20"15"M" West a distance of 10 leath for the paint of 204.35 for naming thence South 67°03'07" West a distance of 77.42 feet to a se 01*22*08" West a distance of 186.00 feet to an iron pin facult; a East a distance of 351.62 feet to an iron pin found; running thence Seeth I distance of 67.22 feet to the weeterly sky of Artsona Arenus (50° sky) and the si sold tract containing 2,36063 serve or 102,629 square fact.

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Beginning at a punch halo found at the teaccection formed Rogers Street (50° ster) and the east time of Land Let 210 (seed line in Tend Lets 210 & 211) and huming thence westerly along the sortherlythe and variable she) the following element and distances: Beach to distance to be income the rest to a a control pin found; thence along their pince is curve to the right Stute that to a a control southeastery she of Arizony Propriet (60° she) (sold min tending a sheet of feet on a bearing of North 42°03'33" West and a radius of \$0.000 feet; thence of Riggers Street and numing North 07"03"45" East along the section Avenue a distance of 153.92 feet to the southwesterly thir of the CQX R the r/w of Arteens Avenue and running South 60°51'46 East along the south CSX Retroad a distance of 343,82 feet to the East line of Land Lot 210; Signs and running South 91°59'41" East-along the sest line of Land Let 210 a d to the northirty niw of Regers Street (50" star) and the point of heginning; said to 0.78773 of an acre or 34,313 square feet.

TRACT III - Air Izonia Qv4. NE- I-2 to I-1

Beginning at an iron pin found at the intersection fermed by the cost line of Lang Lat \$10 (said line being the line common to Land Late 210 & 211) and the southers the by A Street (50' r/w) and running thence South 01°58'29" East stong the west line of Lant Lot \$10 a distance of 468.01 feet to a point; running thense South 86°41'46' West, and departing these of Land Lbit 210, a distance of 5.13 feet to a point; running themse South 42°47'47' distance of 57.38 feet to a point; running thence South 89"12"49" West a statemen of \$18.80 feet to a point on the east why this of Artzona Avenue (60 this); ramping thence northerly a the easterly rive of Arizona. Avenue the following occurses and di Kances: North 60%5545f W 413.17 feet; thence along the arc of a curve to little right 100:18 feet to art from pin found on the southerly rive of Rogers Street (variable rive) (said and fleving a chord distance of Month 02"18"56" East and a radius of \$89.330 feet); thence teaving the rive of Astrona Avenue at courses and distances: along the accumenty rive of Rogers estreat (various and accument to the right 42.83 feet (said are having a chart courses and distances: along the arc of a curve to the right 42.83 feet (said are having a chart distance of 28.90 feet on a bearing of North 45°43'56" East and a radius of 30.000 feet); thereby North 88°15'31" East, 322,15 feet to the east line of Land Lot 210 and the point of beginning said tract containing 4,42664 acres or 192,920 square feet.

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